Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	3 Roxburgh Street, Preston Vic 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,600,000 & $1,700,000

Median sale price

Median price $1,162,500 Property Type House Suburb Preston

Period - From 01/07/2024 to 30/09/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	33 Stafford St PRESTON 3072	$1,600,000	02/10/2024
2	18 Ruby St PRESTON 3072	$1,720,000	10/08/2024
3	166 Darebin Rd NORTHCOTE 3070	$1,625,000	11/05/2024

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 16/10/2024 10:34

3 Roxburgh Street, Preston Vic 3072

Walter Orlandi
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4 2 2

Property Type: House
Land Size: 514 sqm approx

Agent Comments

Indicative Selling Price
$1,600,000 - $1,700,000
Median House Price
September quarter 2024: $1,162,500

Comparable Properties



33 Stafford St PRESTON 3072 (REI)

4 3 2

Price: $1,600,000
Method: Private Sale
Date: 02/10/2024
Property Type: House
Land Size: 572 sqm approx

Agent Comments



18 Ruby St PRESTON 3072 (REI)

4 2 2

Price: $1,720,000
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)
Land Size: 509 sqm approx

Agent Comments



166 Darebin Rd NORTHCOTE 3070 (REI/VG)

4 2 -

Price: $1,625,000
Method: Expression of Interest
Date: 11/05/2024
Property Type: House (Res)
Land Size: 632 sqm approx

Agent Comments

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